



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
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www.detroitmi.gov

27

October 22, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of 2250 W GRAND BOULEVARD, LLC in the area of 2250, 2532, 2536, WEST GRAND BLVD, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 878).**

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **2250 W GRAND BOULEVARD, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made **not less than 10 days or more than 30 days prior** to your Honorable Body's adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/AM

cc: S. Washington, Mayor's Office  
K. Trudeau, P&DD  
D. Rencher, HRD  
A. McLeod, HRD

**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

**WHEREAS**, **2250 W GRAND BOULEVARD, LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

## DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, May 15, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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PLANNING AND DEVELOPMENT DEPARTMENT    LEGISLATIVE POLICY DIVISION  
LAW DEPARTMENT    FINANCE DEPARTMENT

**878**      *2550 W Grand Boulevard, LLC, request for the Establishment of an Obsolete Property Rehabilitation District at 2550, 2532, 2536 West Grand Blvd, under P.A. 146 of 2000*

# 878

**2550 W Grand Boulevard, LLC**

25900 Greenfield Road, Ste. 403  
Detroit, MI 48216

May 9, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

OFFICE OF THE  
DETROIT CITY CLERK  
2019 MAY 10 A 10:26 AM

RE: Request for the Establishment of an Obsolete Property Rehabilitation District at  
2550, 2532, and 2536 West Grand Blvd, Detroit Adaptive Reuse

Honorable City Council:

Paragraph #01 Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development District for the property located at 2550, 2532, and 2536 West Grand Blvd, Detroit MI and fully described on Attachment A.

Paragraph #02 2550 W Grand Boulevard, LLC is a limited liability company established to acquire 2550, 2532, and 2536 West Grand Blvd, a commercial half occupied building in order to adaptively redevelop the building into a five-story market rate mixed-use building in the New Center neighborhood. The project will strengthen the New Center neighborhood by reusing a functionally obsolete building and make the neighborhood more attractive to new residents.

Paragraph #03b The facility cannot be successfully redeveloped without the applicant receiving an Obsolete Property Rehabilitation Act Exemption Certificate. A careful examination of the pro forma will indicate that the project is not economically feasible without the OPRA. The tax relief is critical in order to proceed with the project in Detroit. This is a mixed use rehabilitation project and will add an estimated eight to ten jobs to be provided by the projected retail tenants. The site presently has no full time staff and it will create new direct full employment jobs. It will add one-hundred-seventeen new households with their immediate multiplier effect on the neighborhood economy.

Significant capital investment is needed. The entire building, in recent times, has been used as a church. It will require the full cadre of capital improvements and equipment to permit a market rate development to operate efficiently and to attract the new residents including new furnaces, HVAC system and one hundred-seventeen apartments. The total development cost is estimated at \$14.646,000.

Paragraph #04 2550 W. Grand Boulevard, will be requesting an exemption for the full twelve years. At this stage, it is requesting the formation of an OPRA District

Paragraph #05 The economic advantages of the project are significant. It will adaptively reuse a functionally obsolete building, that is vacant most of the week except for church services or activities, and pays no taxes. It will be converted into a mixed use development containing a retail store and market rate multifamily residential community in a neighborhood outside of downtown Detroit. The combined households will be bringing over \$6 million/year in household income to further expand the viability of the New Center neighborhood. The additional income will encourage the further development of commercial businesses which in turn will attract more residents. *All taxes are presently zero since the building operates as a church and in the short term bring in additional income taxes and in the long term (after the 12-year abatement period, significantly expand property taxes.*

Paragraph #06

We are completely dedicated to the City of Detroit to providing quality mixed income residential experience while at the same time creating a profitable venture to the benefit of its investors and the city. We propose to dedicate eighteen (18) one-bed room apartments and five two bed room apartments so they are affordable to households having a household income at 80% AMI. This will be an excellent public private partnership where the City is providing the incentives to make the project feasible. It is a win-win situation. The city earns more taxes and improves the neighborhood to encourage more investment. Without the incentive the project would not be economically feasible.

Your prompt attention is appreciated in order that we can start construction as soon as possible.

Respectfully submitted,



2550 W. Grand Boulevard. LLC  
Elliot Blumenkehl

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description, maps and pictures**

cc: Nevan Shokar DEGC  
K. Bridges, DEGC  
N. Marsh, DEGC  
V. Farley, Planning

Attachment A



(a) General description of the facility

- a. Existing site is currently a 50% vacant, functionally obsolete, commercial building being used as a 2 story office/place of worship. The bottom floor is a large empty area, and the top floor is office, that is being prepared for conversion to a 117-unit residential Loft building, if it can obtain an OPRA Exemption Certificate.
- b. Legal Description - S GRAND BLVD 17 THRU 13 CORLISS & ANDRUS BLVD PARK SUB L23 P57 PLATS, W C R 8/78 6 THRU 4 HATCHERS SUB L24 P16 PLATS, W C R 8/79 321.88 IRREG/S GRAND BLVD 2 HATCHERS SUB L24 P16 PLATS, WCR 8/79 40 X 150/S GRAND BLVD 3 HATCHERS SUB L24 P16 PLATS, WCR 8/79 40 X 150/N FERRY PARK 14 THRU 9 HATCHERS SUB L24 P16 PLATS, W C R 8/79 183.54 X 196.54
- (b) year built 1977
- (c) original use – Commercial,
- (d) most recent use: Church,
- (e) number of stories NOW 2
- (f) number of stories AFTER 5
- (g) Parcel Sizes:  $1.121055 + 0.137756 + 0.137756 = 1.396567$  acres  
60,834.46 square feet
- (h) Retail square footage: 6,106 square feet;
- (i) General description of the proposed use of the rehabilitated facility;  
Mixed use facility for 117 apartments and a retail store
- (j) Description of the general nature and extent of the rehabilitation to be undertaken:  
Expand the building into a five story, 117-unit, multi-family /mixed use development with an estimate 6,100 square feet of retail space, thereby bolstering the surrounding economy and providing living for nearby employees
- (k) A time schedule for undertaking and completing the rehabilitation of the facility It will be completed within 9 months of receipt of OPRA Exemption Certificate







## 2336 W Grand Blvd

Basic 12/9/14 1/16/15

● Add Post



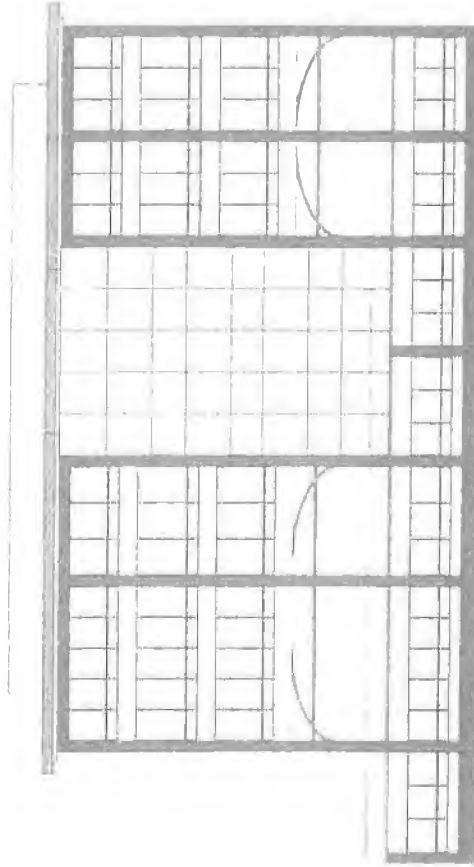
### Tax Status

Address 2336 W GRAND BLVD  
 Parcel ID 00816-01  
 Owner 2336 W GRAND  
 LLC 011 VALU LLC  
 Zoning Code R3  
 Zoning General Business District  
 County Stanislaus County  
 State CA  
 Equalized Value  
 Land Value 400,000  
 Exempt Value 0.00  
 Tax Status OK  
 Last Sale Price 1,200,000.00  
 Last Sale Date 2/06/12  
 Value \$ 611,272  
 Frontage 200  
 Depth 1500  
 Sq Ft 60,000  
 Style 1  
 Lot 00299  
 Water 0.00  
 Subdivision 01A10-01 R3-01-01  
 County Street 16th St  
 Owner City 0100000000  
 Owner State 048  
 Owner Zip 95230  
 Legal 0100000000  
 Description 01A10-01 R3-01-01  
 PLATS, W/ R 0100000000

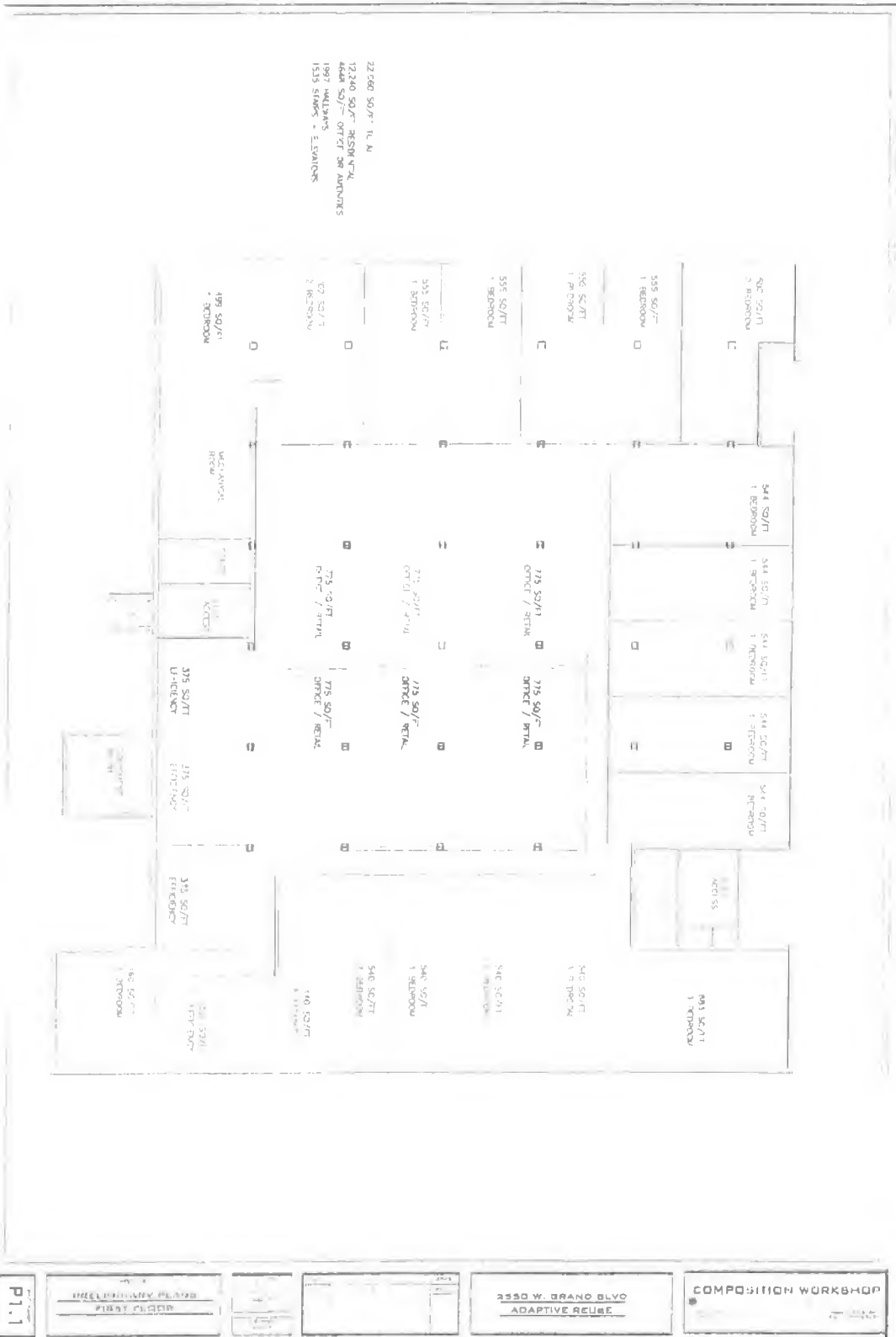




2550 W. GRAND BOULEVARD  
MIXED USE REDEVELOPMENT



100' 0" 0"



The floor plan shows a complex arrangement of rooms and corridors. The central part of the building features a wide corridor that branches out into various rooms. On the left side, there are several large rooms, some of which are labeled with numbers and names. The right side of the building is similarly organized, with rooms and corridors mirroring the layout on the left. The plan is highly detailed, showing the layout of furniture, doors, and windows. The overall design is functional and efficient, typical of a government or institutional building.

Key areas and labels include:

- Top Left: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 8

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2019-05-15

**878**

**878**     *Petition of 2550 W Grand Boulevard,  
LLC, request for the Establishment of  
an Obsolete Property Rehabilitation  
District at 2550, 2532, 2536 West  
Grand Blvd, under P.A. 146 of 2000*

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**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

PLANNING AND DEVELOPMENT DEPARTMENT  
LEGISLATIVE POLICY DIVISION  
LAW DEPARTMENT    FINANCE DEPARTMENT



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

June 11, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – 2550 W Grand Boulevard LLC**  
Address: 2550, 2532 and 2536 West Grand Boulevard  
Parcel Numbers: 08001652-7, 08001659. and 08001658.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **2550, 2532 and 2536 West Grand Boulevard** in the **NW Goldberg** area in the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**2550 W Grand Boulevard LLC** plans to redevelop and expand the building into a five-story mixed-use development containing approximately 6,100 square feet for a retail store and 117 residential loft units with approximately 60,834 total square feet and 23 of the units dedicated to affordable house. The two-story building at 2550 West Grand Boulevard is currently 50% vacant and is being used as a 2 story office and place of worship, has 35,880 square feet of building area, built in 1951, and situated on 1.119 acres of land. The other addresses consists of parking lots on a total of .276 acres of land. Rehabilitation will include adding 3 stories to the building, reconfiguring and new construction of the interior for residential loft units, new HVAC system and new furnaces.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **2550, 2532 and 2536 West Grand Boulevard** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp







CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 2550, 2532, and 2536 W. Grand Boulevard  
DATE: June 1, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is the 2550 W. Grand Boulevard, LLC.

**Location and Project Proposal:** 2550, 2532, 2536 W. Grand Boulevard; Project seeks adaptively redevelop a half-occupied commercial building into a five-story market rate mixed-use building in the New Center neighborhood. Project is proposing to dedicate a portion of residential units as affordable at 80% of the Area Media Income (18 one-bedroom apartments and 5 two-bedroom apartments).

**Master Plan Interpretation:**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

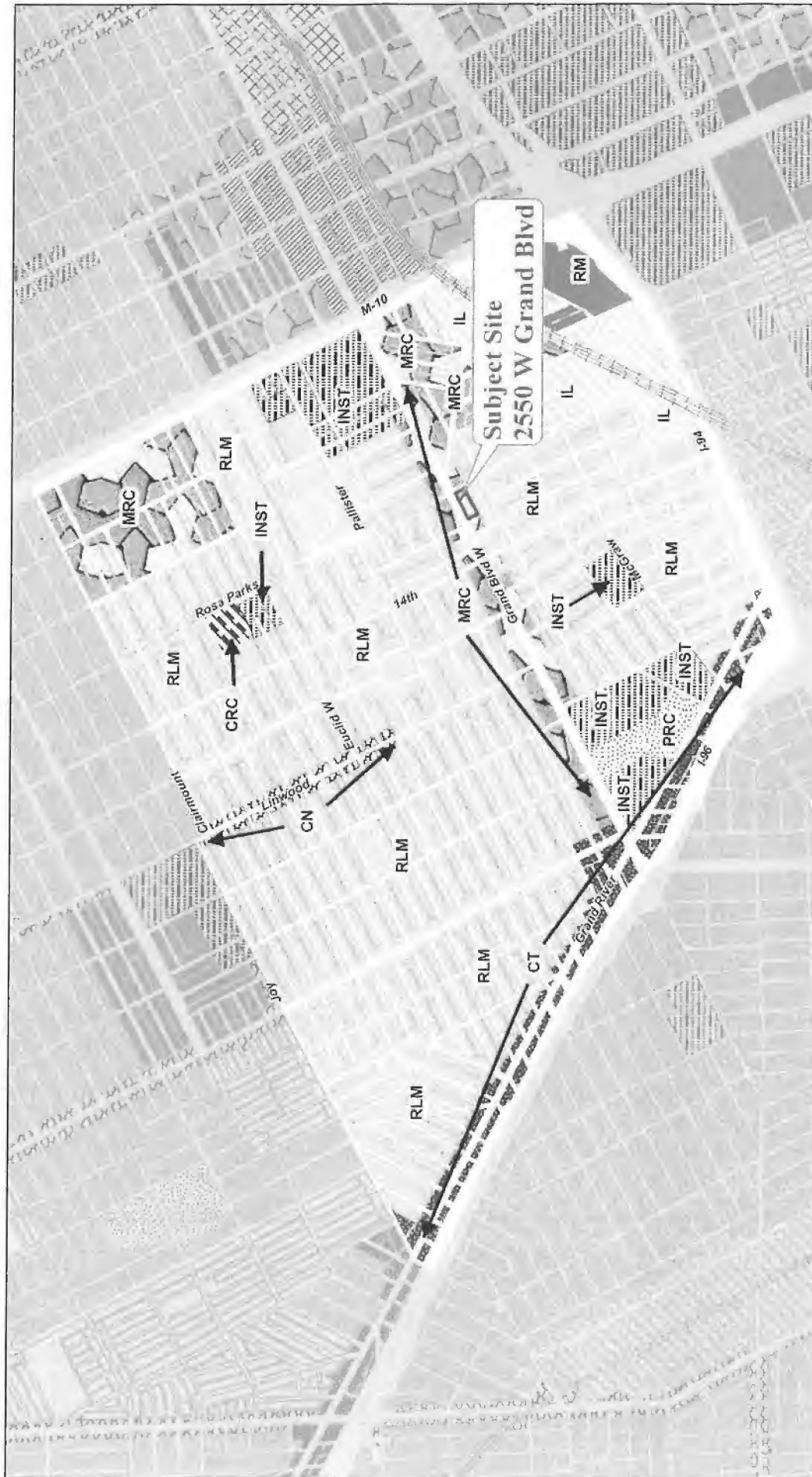
The following Master Plan goals and/or policies of the Rosa Parks neighborhood describe the following recommendations to support/advise project:

- Policy 3.1 – Redevelop West Grand Boulevard with mixed-use development including high density residential
- Policy 5.2 – Encourage high-density, mixed-use development along West Grand Boulevard
- Policy 7.1 – Promote design guidelines for façade, streetscape, and landscape improvements along West Grand Boulevard, Grand River, and Linwood
- Policy 9.1 – Incorporate streetscape, landscape and signage improvements along West Grand Boulevard

**The proposed development conforms to the Future General Land Use characteristics of the area.**

**Attachments**

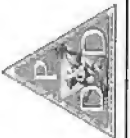
Future General Land Use Map: Neighborhood Cluster 6, Rosa Parks; Map 6-2B



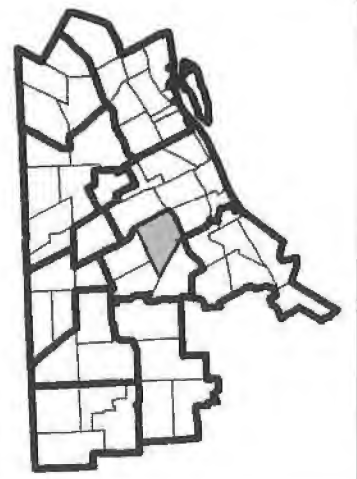
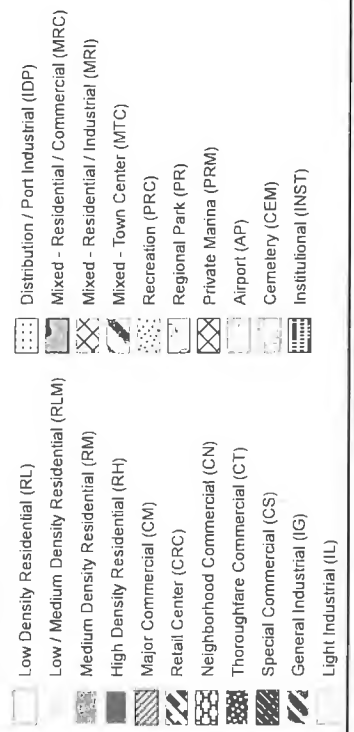
Map 6-2B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 6 Rosa Parks



### Future Land Use





CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY: 711  
(313) 224-1629  
WWW.DETROITMI.GOV

28

October 25, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Request for Public Hearing to Establish a Commercial Redevelopment District for City of Detroit, in the area of 1450, 1460, and 1490 Franklin Street, Detroit, Michigan, in accordance with Public Act 255 of 1978. (Petition #1122)**

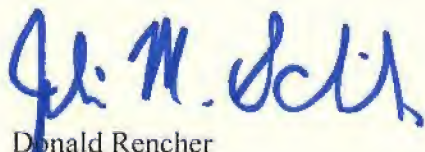
Honorable City Council:

The Housing and Revitalization Department has reviewed the request of the **City of Detroit** to establish a Commercial Redevelopment District, and find that it satisfies the criteria set forth by Public Act 255 of 1978 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 255 of 1978, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

  
for Donald Rencher  
Director

DR/ah

cc: S. Washington, Mayor's Office  
K. Trudeau, PDD  
D. Rencher, HRD  
J. Schneider, HRD  
A. Hill, HRD



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 255 of 1978 ("the Act") this City Council may adopt resolution which approves the request to establish a Commercial Redevelopment District within the boundaries of the City of Detroit; and

**WHEREAS**, City of Detroit has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on **November 14, 2019** in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit, **such notices to be provided not less than 10 days or more than 30 days** before the date of the hearing.

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Friday, October 25, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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**AMENDMENT**

Herewith, the following referral is a copy of Petition **1122**

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HOUSING AND REVITALIZATION    LAW DEPARTMENT  
PLANNING AND DEVELOPMENT DEPARTMENT    LEGISLATIVE POLICY DIVISION  
FINANCE DEPARTMENT

**1122**    *City of Detroit Planning and Development Department, request to establish a Commercial Redevelopment District for the area generally known as 1450, 1460, and 1490 Franklin Street.*

**NOTE:**    Attached please find additional documentation for the above mentioned petition.

**PETITIONER IS AMENDING PETITION DUE TO:**  
**Language Change. See attached.**

Please provide the City Council with a report relative to this petition within four (4) weeks. Thanking you in advance.





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

1122  
COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 • TTY:711  
(313) 224-1310  
WWW.DETROITMI.GOV

October 23, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

***Re: Petition to Establish a Commercial Redevelopment District on behalf of the City of Detroit, for the area generally known as 1450, 1460 and 1490 Franklin Street, more specifically described in the attached Exhibit A.***

Honorable City Council:

The City of Detroit, through its Planning and Development Department (the "City"), is requesting the establishment of a Commercial Redevelopment District pursuant to section 5 of the Commercial Redevelopment Act, PA 255 of 1978, MCL 207.655 ("Act 255"), for the property generally known as 1450, 1460, and 1490 Franklin Street and described in Exhibit A (the "Property").

The City intends to convey the Property to Banyan Investments, LLC, which has indicated that it or its affiliate(s) intend to complete a partial rehabilitation and redevelopment of the Property which is composed of three adjoining three and four-story buildings. Located in Detroit's Rivertown neighborhood east of downtown, the three buildings have been vacant for approximately twenty years. Previous uses have included a variety of residential, industrial, and retail purposes, most notably Stone Soap Company, Inc., from which the proposed development gained the Stone Soap name. The project entails the demolition of the two eastern buildings (1460 and 1490 Franklin Street) and the retention of a wall of the third building (1450 Franklin Street). When completed, the multistory building will function as residential and commercial space, totaling approximately 132,000 square feet. The Stone Soap Development will feature commercial spaces on the first and second floors of the building, which include a theater, wine bar, market, and office space. The total office, commercial, and theater space will occupy approximately 23,000 square feet.

Due to the substantial costs required to rehabilitate and redevelop the Property, the proposed owner has indicated an intention to also seek the issuance of a Neighborhood Enterprise Zone certificate, pursuant to PA 147 of 1992, for the residential component of the project. The City requests the establishment of a Commercial Redevelopment District pursuant to Public Act 255 to support the rehabilitation of the commercial portions of the project.

Please see Exhibit A for the tax parcels, addresses and proposed district legal description and Exhibit B for a depiction of the proposed district.

Detroit City Council  
October 23, 2019  
Page Two

**I. Eligibility of Property.**

The Property is obsolete commercial property which is part of an existing, developed commercial zone which has been zoned commercial for three years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity within the meaning of Act 255.

The property is considered obsolete commercial property within the meaning of MCL 207.654(3) because it is commercial property, the condition of which is impaired due to changes in design, construction, and technology for commercial facilities in recent years.

To cure the commercial obsolescence, the Owner proposes to substantially rehabilitate and redevelop the buildings. The area surrounding the Property includes large amounts of obsolete commercial property.

**II. Ownership of Property.**

The City of Detroit owns 100% of the state equalized value of the commercial property located in the proposed district.

Thank you for your consideration of this petition.

Sincerely,

By: 

Katharine G. Trudeau  
Deputy Director, Planning & Development Department

Enclosures



---

**Exhibit A**

**Legal Descriptions and Parcels Information for Property in Proposed District:**

**Legal Description 1450 Franklin Street, Detroit, Wayne County, Michigan:**

Parcel: 07000027

S FRANKLIN W 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3  
27.16 X 101.96A

**Legal Description 1460 Franklin Street, Detroit, Wayne County, Michigan:**

Parcel: 07000026

S FRANKLIN W 27.29 FT ON N LINE BG W 27.62 FT ON S LINE 24 EXC S 30 FT SUB OF  
RIOPELLE FARM L15 P394-5 CITY RECORDS, WCR 7/2 13 E 1/2 14 EXC S 30 FT PLAT OF  
GUOIN FARM L11 P596 DEEDS, W C R 7/3 108.77 IRREG

**Legal Description 1490 Franklin Street, Detroit, Wayne County, Michigan:**

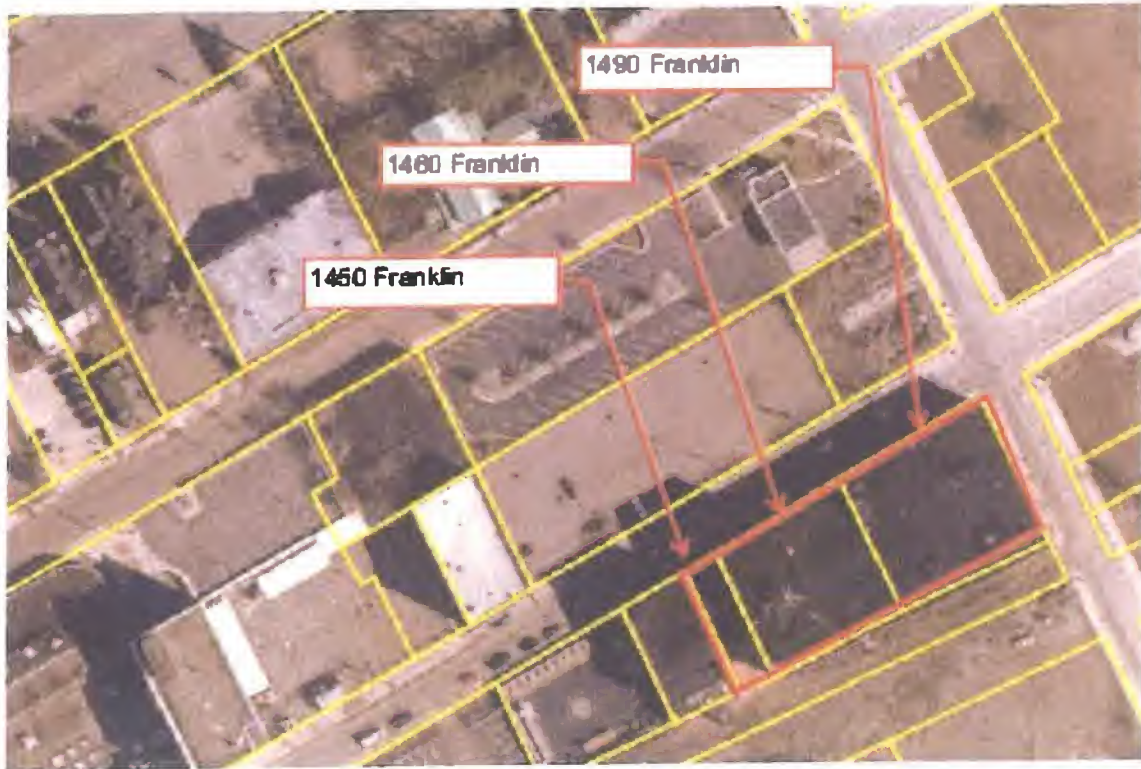
Parcel: 07000025

S FRANKLIN 22-23 E 22.79 FT ON N LINE BG E 22.46 FT ON S LINE 24 EXC S 30 FT OF  
SAID LOTS SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, W C R 7/2 122.95 IRREG

Address	Tax ID	Owner
1450 Franklin Street	07000027.	City of Detroit – Planning & Development
1460 Franklin Street	07000026.	City of Detroit
1490 Franklin Street	07000025.	City of Detroit

**Exhibit B**

Depiction of Proposed District



2019-10-25

**1122**

**1122**     *Petition of City of Detroit Planning  
and Development Department, request  
to establish a Commercial  
Rehabilitation District for the area  
generally known as 1450, 1460, and  
1490 Franklin Street.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION    LAW DEPARTMENT  
PLANNING AND DEVELOPMENT DEPARTMENT  
LEGISLATIVE POLICY DIVISION  
FINANCE DEPARTMENT



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

October 23, 2019

Katharine G. Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Redevelopment District – **City of Detroit**  
Property Address: 1450, 1460 and 1490 Franklin Street  
Parcels Number: 07000027., 07000026. And 07000025.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the property located at **1450, 1460 and 1490 Franklin Street** in **East Riverfront** area of the City of Detroit.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprise also includes a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by **City of Detroit** consists of the vacant former Stone Soap warehouse buildings with previous uses as a variety of residential, industrial and retail purposes are in very poor condition and have a 3 story building with 40,992 square feet built in 1927 and a 2 and 4 story building with a total of 32,644 square feet built in 1907. The district request also includes a parking lot at 1450 Franklin The total acreage of the combined properties is .656 acres. The owner proposes to convey the property to Banyan Investments LLC to complete a partial rehabilitation and redevelopment by demolishing the buildings except for one wall of the next to 1450 Franklin Street and redeveloping the site into a multi-story building with residential and commercial space totaling approximately 132,000 square feet. The first and second floors of the building will include a theater, wine bar, market and office space totaling approximately 23,000 square feet. The building is impaired due the property has suffered from decay and neglect.

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition.

A field investigation and district request review indicated that the proposed Commercial Redevelopment District located at **1450, 1460 and 1490 Franklin Street** is eligible as it pertains to the Commercial Redevelopment Act under P.A. 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Commercial Redevelopment District Request  
City of Detroit  
Page 2

Property Address: 1450 FRANKLIN

Parcel Number: 07000027.

Property Owner: CITY OF DETROIT-PLANNING & DEVELOPMENT

Legal Description: S FRANKLIN W 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3 27.16 X 101.96A

Property Address: 1460 FRANKLIN

Parcel Number: 07000026.

Property Owner: CITY OF DETROIT

Legal Description: S FRANKLIN W 27.29 FT ON N LINE BG W 27.62 FT ON S LINE 24 EXC S 30 FT SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, WCR 7/2 13 E 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3 108.77 IRREG

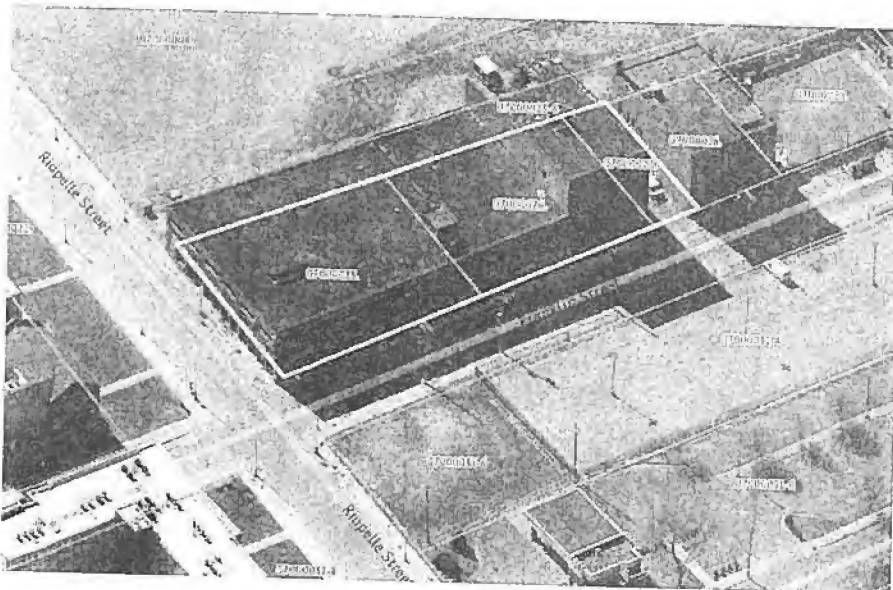
Property Address: 1490 FRANKLIN

Parcel Number: 07000025.

Property Owner: CITY OF DETROIT

Legal Description: S FRANKLIN 22-23 E 22.79 FT ON N LINE BG E 22.46 FT ON S LINE 24 EXC S 30 FT OF SAID LOTS SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, W C R 7/2 122.95 IRREG

The legal description matches the petition's district request.





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Adena Hill Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Commercial Redevelopment District** (PA 255) for 1450, 1460, and 1490 Franklin Street. [Associated to Petition #1122]  
DATE: October 25, 2019  
CC: Katherine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 255 of 1978 (section 207.655), the Planning and Development Department's Planning Division submits the following interpretation for the **proposed establishment of a Commercial Redevelopment District**. The petitioner is the City of Detroit Planning and Development Department

**Location and Project Proposal:** The City intends to convey the property to Banyan Investments, LLC to complete a partial rehabilitation and redevelopment of the property. The subject site seeks to function as a residential and commercial space, totaling approximately 132,000 square feet. It will feature commercial spaces on the first and second floors of the building, which include a theater, wine bar, market, and office space. The total office, commercial, and theater space will occupy approximately 23,000 square feet.

#### **Master Plan Interpretation**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

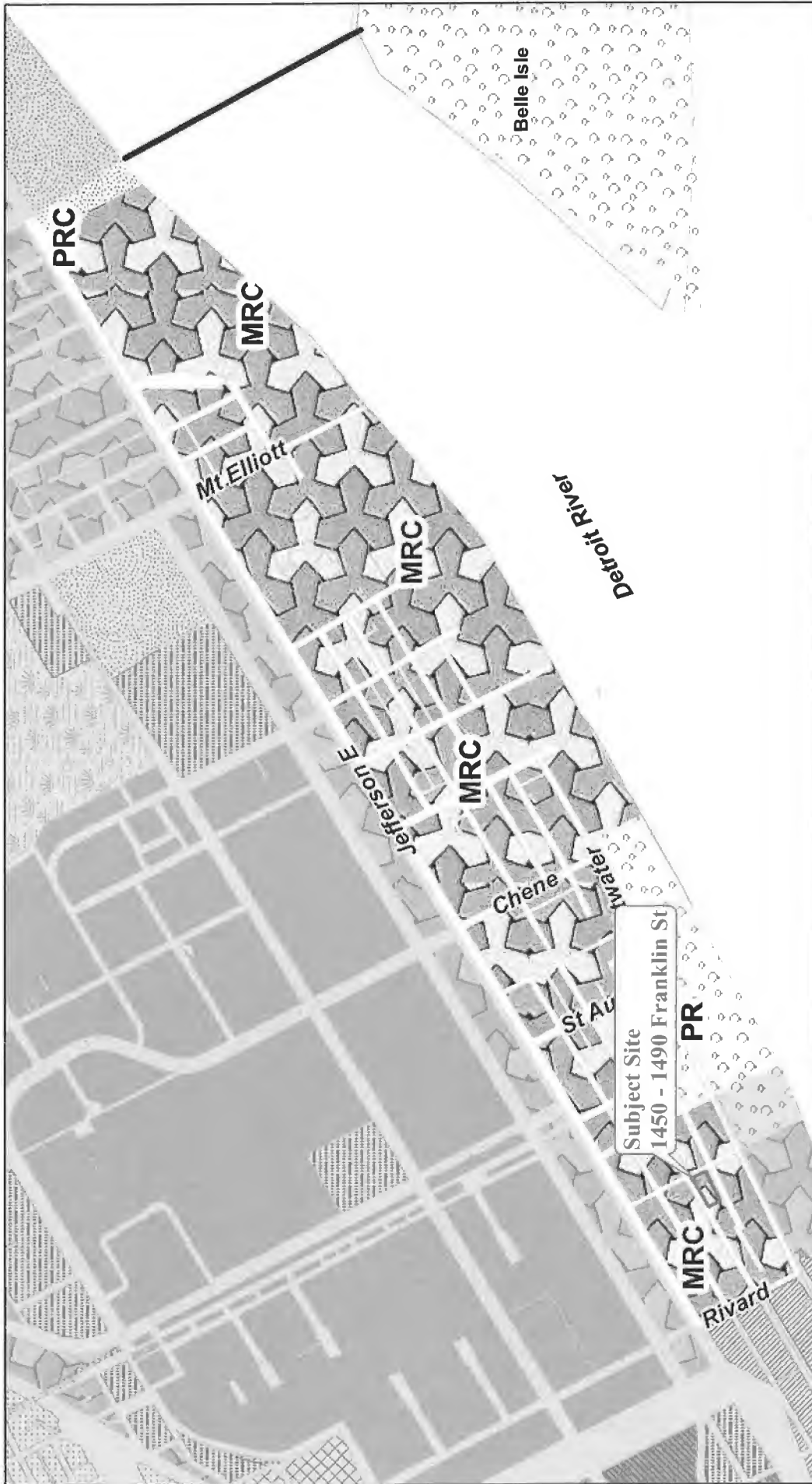
The following policies of the Near East Riverfront neighborhood describe the following recommendations:

- Policy 1.1: Develop the riverfront as a mixture of high density residential and commercial uses preserving view and public access to open space along the riverfront
- Policy 2.1: Throughout the area, encourage the conversion of obsolete industrial buildings into residential lofts
- Policy 4.1: Develop neighborhood commercial nodes south of Jefferson with a mix of locally serving, small-scale businesses, entertainment related development, service establishments, and civic space
- Policy 9.1: Site design must demonstrate special regard for visual corridors/vistas and easements offering access to the river and the Central Business District

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Near East Riverfront; Map 4-8B



**Map 4-8B**

**City of Detroit  
Master Plan of  
Policies**

## Neighborhood Cluster 4 Near East Riverfront



### Future Land Use

	Low Density Residential (RL)		Distribution / Port Industrial (IDP)
	Low / Medium Density Residential (RLM)		Mixed - Residential / Commercial (MRC)
	Medium Density Residential (RM)		Mixed - Residential / Industrial (MRI)
	High Density Residential (RH)		Mixed - Town Center (MTC)
	Major Commercial (CM)		Recreation (PRC)
	Retail Center (CRC)		Regional Park (PR)
	Neighborhood Commercial (CN)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Industrial (IG)		Institutional (INST)
	Light Industrial (IL)		







CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
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29

October 25, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of 603 Edsel Ford LLC in the area of 603 East Edsel Ford Drive, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #848).**

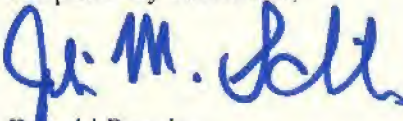
Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **603 Edsel Ford, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made **not less than 10 days or more than 30 days prior** to your Honorable Body's adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

  
for Donald Rencher  
Director

DR/ah

cc: S. Washington, Mayor's Office  
K. Trudeau, P&DD  
D. Rencher, HRD  
A. Hill, HRD





**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

**WHEREAS**, **603 Edsel Ford, LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the November 14, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

## DEPARTMENTAL REFERENCE COMMUNICATION

*Thursday, April 25, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

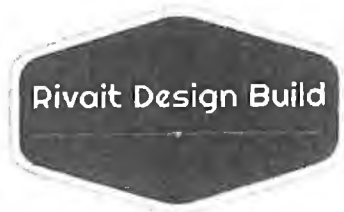
In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

LEGISLATIVE POLICY DIVISION	PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT	FINANCE DEPT/ASSESSMENTS DIV.

**848**      *603 Edsel Ford, LLC, request for the establishment of an Obsolete Property Rehabilitation Act (OPRA) District at 5918 St. Antoine Street (also identified as 603 East Edsel Ford Drive) Detroit, MI 48202.*

# 848



**April 12, 2019**

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)  
District at 5918 St. Antoine Street (also identified as 603 East Edsel Ford Drive),  
Detroit, Michigan 48202 for 603 Edsel Ford, LLC**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) for the property located at 5918 St. Antoine Street (603 East Edsel Ford Drive), Detroit, Michigan 48202, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, 603 Edsel Ford, LLC.

#### **Company and Project Synopsis**

603 Edsel Ford, LLC (the "Developer") was founded in 2017. Michael Rivait, Managing Partner of 603 Edsel Ford, LLC and owner of Rivait Design + Build Group (the general contractor (GC)) has been investing in southeast Michigan since 1985 and is well-versed in real estate, building and contracting, and development. In nearly 35 years, Rivait Design + Build has built over 200 energy efficient homes and residential projects, before expanding to include additional construction and development of senior living condos and apartment buildings. With demonstrated experience in building and rehabilitating residential properties in southeast Michigan, the Developer is poised to successfully rehabilitate this historic building.

The proposed OPRD contains two parcels totaling approximately 0.326 acres and is located at 5918 St. Antoine Street (alternately identified as 603 East Edsel Ford Drive). The proposed OPRD is bounded by Hastings Street to the north, the property line to the east, East Edsel Ford Drive to the south, and St. Antoine Street to the west. The OPRD is located in the North Midtown neighborhood of Detroit with the Q-line located approximately one-half mile to the southwest to provide transportation alternatives. The property is occupied by a three-story residential apartment building plus a basement garden level constructed in 1912. The total building area is 21,120 square feet, including 16,675 in rentable square feet. The building is currently uninhabitable, with roof leaks, no windows, and no operating utilities.

The proposed OPRD will entail the rehabilitation of the current building into 24 residential apartment units. Each unit will include modern floorplans and finishes.

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy

110

***Request for Establishment of an Obsolete Property Rehabilitation District at  
5918 St. Antoine Street (603 East Edsel Ford Drive), Detroit MI 48201  
for 603 Edsel Ford, LLC***

efficient windows and doors, kitchen and bathroom cabinetry, appliances, and fixtures, and repairs to the building structure as needed. The structure will be brought up to current code as applicable.

**The Necessity for Tax Relief**

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and deteriorating building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate), and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by 603 Edsel Ford, LLC members, as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 100 construction jobs and one full-time equivalent (FTE) job associated with the ongoing management and maintenance for the proposed residential development.

**PA 146 Request**

A 12-year abatement is being requested.

**Economic Advantages of the Rehabilitation**

Upon completion, the Development will return an obsolete property to productive use and will increase residential density in an area characterized by vacant land and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the St. Antoine Street and Harper Avenue corridors, and the surrounding neighborhoods and provide spinoff consumer spending in an area of Midtown and New Center that is currently left out of redevelopment planning.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 100 construction jobs will be created. Rivait Design + Build Group (the GC) is experienced and has lined-up Detroit-based contractors through their years of experience. In addition, the Developer has reached out to the Skilled Trades Taskforce in order to ensure Detroit-based contractors benefit from the development.

Upon successful redevelopment, the proposed redevelopment associated with the Development will create approximately one full-time equivalent (FTE) jobs related to the management and maintenance of the property. This new job, along with the new residents living at the development, will generate increased income taxes for the City of Detroit.

***Request for Establishment of an Obsolete Property Rehabilitation District at  
5918 St. Antoine Street (603 East Edsel Ford Drive), Detroit MI 48201  
for 603 Edsel Ford, LLC***

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

**Closing**

603 Edsel Ford, LLC is a compassionate group of professionals with a proven track record and experience in multi-family investments in Southeast Michigan and the City of Detroit.

Members of the Development team have reached out to Midtown Inc., members of the Midtown community, and neighboring property owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

The team is looking forward to pursuing this redevelopment and creating a community space on the outskirts of Detroit's Midtown Neighborhood.

Respectfully Submitted,



Michael Rivait  
Managing Partner  
603 Edsel Ford, LLC  
[michael@rivaitdesignbuild.com](mailto:michael@rivaitdesignbuild.com)  
(248) 670-2011

**Attachment A: Detailed Project Description**  
**Attachment B: Parcel Map**  
**Attachment C: Incentive Information Chart**  
**Attachment D: Support Letters**

## Attachment A



## General Description

The proposed Development is located at the intersection of East Edsel Ford Drive and St. Antoine Street in the North Midtown neighborhood of Detroit. The property is loosely bounded by Hastings Street to the north, the property line to the east, East Edsel Ford Service Drive to the south, and St. Antoine Street to the west. The property consists of two parcels, which are outlined in the map below.



The property has historically been occupied as a multi-tenant residential building, constructed in 1912. The proposed project currently consists of a complete building rehabilitation to create 24 residential apartment units.

The associated addresses and parcel identification numbers can be found below, and a copy of the corresponding legal descriptions can be found at the end of this attachment.



## **Description of Proposed Use**

The proposed redevelopment will create additional housing and increased residential density in an area of North Midtown that has been behind the curve for investment and redevelopment. The project will entail the rehabilitation of the current building into 24 residential apartment units. The proposed development will include approximately 16,675 square feet of living space, divided into seven one-bedroom units, and 17 two-bedroom units. Each unit will include modern floorplans and finishes. A minimum of 20% of the units (anticipated to be two one-bedroom and three two-bedroom) will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI).



*Concept rendering of the proposed development*

The rehabilitation will create approximately 16,675 square feet of living space, made up of the following anticipated unit types:

<b>Unit Type</b>	<b>Unit Count</b>	<b>Bathroom Count</b>	<b>Unit Avg Sq Ft</b>
1-bdr	5	1	500
2-bdr	14	1	775
1-bdr low-income	2	1	500
2-bdr low-income	3	1	775

The developers will seek to fence the property for added security and ornamentation and install landscaping and screening along the St. Antoine Street right-of-way.

## **Nature and Extent of the Rehabilitation**

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, kitchen and bathroom cabinetry, appliances, and fixtures, and repairs to the building structure as needed. The structure will also be brought up to code per applicable code requirements.





*Existing building located at 5918 St. Antoine Street  
(603 Edsel Ford Drive)*



*Concept rendering of the proposed redevelopment*



*Concept rendering of the proposed redevelopment*

The Development will create residential tenant space for and encourage Detroiters to populate these spaces. These developments are necessary components crucial to attracting resident and visitor interest along with investment in this blighted area of Detroit.

603 Edsel Ford, LLC intends to apply for a 12-year real property tax abatement under the provisions of an Obsolete Property Rehabilitation Act tax abatement.

### **Descriptive List of the Fixed Building Equipment/Renovations**

Renovations and new fixed building equipment and materials for the project include;

- Masonry; concrete and restoration activities associated with the existing building
- Roofing; including roof deck repair and new roofing system installation
- Carpentry; including framing, kitchen cabinetry, vanities, trim work
- Thermal and Moisture Protection; insulation, caulking and sealing
- Doors and Windows; exterior doors, interior doors/frames/hardware, windows
- Mechanical; plumbing and HVAC
- Electrical; electrical work
- Finishes; gypsum wallboard, ceramic tile, painting
- Specialties; fire extinguishers and dwelling unit appliances

Total construction hard cost investment is estimated at \$2.75 million, with a total project investment of \$3.1 million.

## Time Schedule

Construction activities are anticipated to commence in the spring of 2019. Construction completion is anticipated for late in the fourth quarter of 2019.

## Statement of Economic Advantages

The proposed Development will bring needed investment to a vacant area of Midtown Detroit. The Development will increase residential density in the blocks of Midtown and New Center that are characterized by vacancy and have the perception of being unsafe. Activation of this property will spur further growth and infill development, and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the St. Antoine and Harper Avenue corridors, and the surrounding neighborhoods and provide spinoff consumer spending in Midtown and New Center.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs and residents that the project will create.

On a short-term basis approximately 100 construction jobs will be created. Rivait Design + Build Group (the general contractor (GC)) has experience and contacts to hire Detroit-based subcontractors and have reached out to the Skilled Trades Taskforce in order to ensure Detroit-based contractors benefit from the development.

On a long-term basis the proposed redevelopment associated with the District will create approximately one full-time equivalent (FTE) job and house approximately 58 new Detroit residents. Therefore, it is anticipated the City of Detroit will collect approximately 2.4% income tax per resident per year. The table below illustrates the resident tax impact the development will have following completion.

<b>Residential Benefits</b>	<b>Annual Amount</b>
Minimum of 24 apartment units	
Median Household Income x Units x 2.4%	\$23,846
\$41,400 x 24 x 2.4%	
One FTE permanent job	
\$37,700 x 1 x 2.4%	\$905
<b>Total</b>	<b>\$24,751</b>

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. It will further help meet the demand for housing in Detroit, with a reported 2.6% vacancy rate across metro Detroit (Crain's, 5/13/17) and a demand for residential units in Midtown and the surrounding areas that increases faster than the supply of new units (The Detroit News, 8/24/17). Investments in the community such as this that will have long-term effects and provide sustainable principals will retain and foster local talent that is vital to securing the City's economic future.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

### Legal Description

Parcel Number: 03001687

Address: 5918 St. Antoine (603 East Edsel Ford Drive)

Acres: 0.198

Legal Description:

N EDESEL FORD N 103 FT ON W LINE BG N 55 FT ON E LINE 5 & 6 WM H BREARLEYS L8 P3  
PLATS, WCR 3/74 119.58 IRREG

## Attachment B





# 603 E Edsel Ford



March 19, 2019

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS

## Attachment C



# City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

## INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Multi-family residential	PA 146 – OPRA	\$3.1 Million	District 5

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor
		80	20			1
						1

### 1. What is the plan for hiring Detroiters?

The developer has been rehabbing properties in the City of Detroit for the last 3 years and I have met many Detroit resident workers and skilled trades that I will be hiring to complete this project. In addition, the development team has reached out to the Skilled Trades Taskforce to ensure Detroit workers benefit from the project.

### 2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

It is anticipated that 1 full-time equivalent (FTE) permanent jobs associated with the management and maintenance aspects of the proposed development.

The developer will be hiring skilled and non-skilled labor for all of the rehab and construction which would include roofers, framers, electricians, plumbers, heating, window installation, insulators, drywallers, painters, finish carpenters, cabinets installers, flooring, clean up, security.

3. Will this development cause any relocation that will create new Detroit residents?

No, the building is not habitable, however there was a homeless veteran, Mike, that was living in the building at the time of purchase. Mike was not receiving his benefits because of all the paper work, etc. that made it very difficult for him to get his business in order. The development team was able to find him a senior home in Oxford that dealt with his type of circumstance. When offered this solution, Mike was very apprehensive about leaving the building - he wanted to stay there to try and help. The developer finally convinced him to move to this new environment and that he needed to have a warm bed, running water and electricity. He was very thin in need of new dentures and hygiene. It has been a year now and he is now doing great! The developer was able to help get his finances in place with Veteran's Affairs, Mike has put on some weight, and he has new dentures ordered and on the way. The developer does keep in touch with Mike, and he has always been thankful for the help provided to him.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

Midtown Detroit, Inc. has noted significant disinvestment of this area of the neighborhood and is very supportive of the project plans to bring new housing units to Midtown as is aims to jump-start new investment for this neighborhood.

The developer has reached out to the office of Ms. Mary Sheffield, their local Council Member for District 5, to discuss the project plans and obtain support for the project.

5. When is construction slated to begin?  
Late spring of 2019.

6. What is the expected completion date of construction?  
December of 2019.

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.

Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226  
(313) 224-1245 Fax (313) 224-4095





## Attachment D





March 21, 2019

Sarah Pavelko  
Director of Real Estate  
Detroit Economic Growth Corporation  
500 Griswold, Suite 2200  
Detroit, MI 48226

**RE: 603 Edsel Ford**

Dear Ms. Pavelko,

On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for the proposed redevelopment of the apartment building located at 603 Edsel Ford.

This project will rehabilitate an apartment building, originally built in 1912. This brick building is structurally sound but will require a full renovation, including a new roof, windows, and mechanicals for the building. Once completed, this renovation will add 24 new units with hardwood floors, tiled bathrooms, custom cabinets, granite countertops, and other high-end finishes. The addition of these units will provide more rental options for a neighborhood facing 98% occupancy.

MDI understands that the developer is pursuing an OPRA tax exemption for this project. This OPRA will provide valuable financial assistance to support the completion of a project, which will be a much-needed benefit to the surrounding neighborhood. The new affordable units being provided close to a major bus and streetcar line will also add additional benefit.

The overall reactivation of this site will build upon revitalization efforts taking place in the Midtown and New Center neighborhoods and will continue to push the City of Detroit forward. It is for this reason that MDI is pleased to offer its full support for this project. Should you have any questions, please feel free to contact me at 313.420.6000.

Sincerely,

A handwritten signature in dark ink, appearing to read "Susan T. Mosey".

Susan T. Mosey  
Executive Director

2019-04-25

**848**

**848**     *Petition of 603 Edsel Ford, LLC,  
request for the establishment of an  
Obsolete Property Rehabilitation Act  
(OPRA) District at 5918 St. Antoine  
Street (also identified as 603 East  
Edsel Ford Drive) Detroit, MI 48202.*

---

**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

LEGISLATIVE POLICY DIVISION    PLANNING AND  
DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT    FINANCE DEPT/ASSESSMENTS  
DIV.



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 5918 St. Antoine  
DATE: June 1, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is 603 Edsel Ford LLC.

**Location and Project Proposal:** 5918 St. Antoine; The subject site is currently occupied by a three-story residential apartment building plus a basement garden level constructed in 1912. The proposed project seek to rehabilitate the current building into 24 residential apartment units to be upgraded with modern floor plans and finishes. The project will include approximately 16,675 square feet of living spaces, divided into 7 one-bedroom units and 17 two-bedroom units. A minimum of 20% of the unit (2 one-bedroom units and 3 two-bedrooms) will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI).

**Master Plan Interpretation:**

The subject site area is designated **Mixed Residential - Industrial (MRI)**. Mixed Residential Industrial areas offer live-work opportunities for artists and trades people to create a lively mixture of residential, commercial, light industrial and/or entertainment opportunities. This designation is especially appropriate for historically industrial areas that may be suited to loft conversion.

The following Master Plan goals and/or policies of the Middle Woodward neighborhood describe the following recommendations to support/advise project:

- Goal 3 – Increase residential density

The subject site is currently zoned M3 and this zoning district does not permit residential land-uses as a matter of right. Residential units are only permitted as a conditional land use if it is a loft-conversion or a residential use combined in structure with permitted commercial uses. A rezoning may be necessary, with that said, the proposed use does conform to the Master Plan in that it will rehabilitate an existing residential structure and strengthen availability of residential opportunities in the area.

**The proposed development conforms to the Future General Land Use characteristics of the area.**

**Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Middle Woodward; Map 4-7B



Map 4-7B

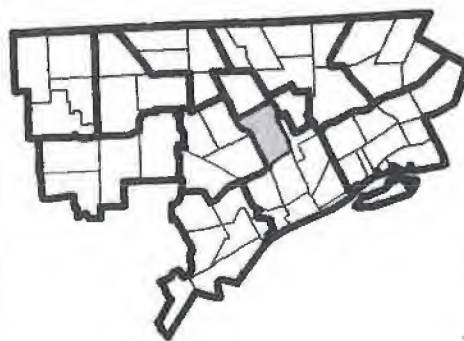
City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Middle Woodward



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

August 22, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District – 603 Edsel Ford LLC**  
Property Address: 5918 St. Antoine Street (aka 603 East Edsel Ford Drive)  
Parcel Number: 03001687.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **5918 St. Antoine Street** in the **Milwaukee Junction** area in the City of Detroit.

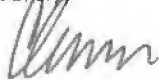
The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**603 Edsel Ford LLC** plans to rehabilitate the three-story, 15,053 square foot, apartment building with a garden level basement built in 1912 on .198 acres of land located at 5918 St. Antoine. The building is currently uninhabitable with roof leaks, no windows and no operating utilities. Rehabilitation will include gutting the building, new windows, new roof, new mechanical, plumbing and electrical systems, and energy efficient heating, cooling and ventilation systems along with new apartment fixtures for 24 residential units.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **5918 St. Antoine Street** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

  
Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp





Obsolete Property Rehabilitation District  
603 Edsel Ford LLC  
Page 2

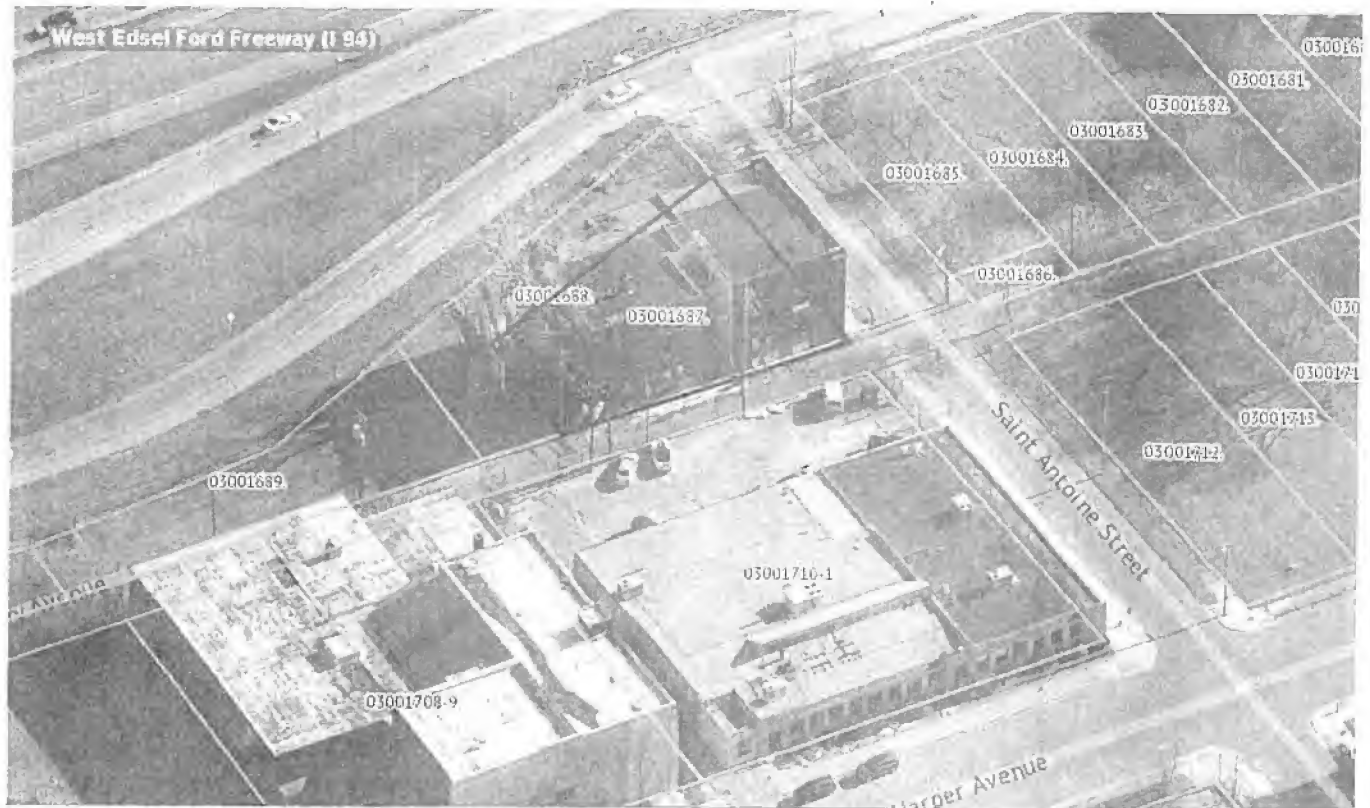
Property Address: 5916 ST ANTOINE

Parcel Number: 03001687.

Property Owner: 603 EDESEL FORD LLC

Legal Description: N EDESEL FORD N 103 FT ON W LINE BG N 55 FT ON E LINE 5&6 WM H BREARLEYS L8 P3 PLATS, W C R  
3/74 119.58 IRREG

The legal description matches the OPRA district request.





October 23, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Transfer of Jurisdiction / Surplus of Real Property  
10644 Gratiot, Detroit, MI 48213**

Honorable City Council:

The Detroit Parks and Recreation Department ("PRD") has indicated to the Planning and Development Department ("P&DD") that the above captioned property, 10644 Gratiot, Detroit, MI (the "Property"), is no longer appropriate to their needs. PRD has requested that the Finance Department transfer jurisdictional control over the Property to P&DD to administer as surplus real property.

This Property is to be included as one of the property sales/land exchanges in support of FCA US LLC ("FCA") and FCA's Mack 1, Mack 2 and Jefferson North Assembly Plant Projects (the "Projects"). On May 21, 2019, in support of the Projects, your Honorable Body approved the sale of 10600 Gratiot and part of 10644 Gratiot, to Lynch Road Land LLC, for a purchase price to be calculated as \$60,000 per acre of the final as-surveyed City Parcels, estimated to be Six Hundred Forty Two Thousand and 00/100 Dollars (\$642,000.00). The net sales proceeds pursuant to this sale are to be escrowed and made available to offset other site and preparation costs associated with the Projects.

On October 2, 2019, a survey of the overall 10644 Gratiot site was completed. It was acknowledged and confirmed by the City of Detroit Office of the Assessor on October 18, 2019 and the property was split into two (2) separate distinct parcels, 9700 Conner and what now remains as 10644 Gratiot. The parcels are zoned M4 (Intensive Industrial District). 9700 Conner will remain under the jurisdiction of PRD. What remains as 10644 Gratiot is to be included in the Lynch Road Land LLC transaction.



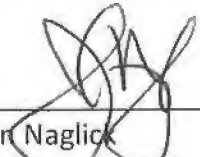


Honorable City Council  
October 23, 2019  
Page 2

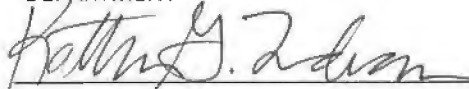
Pursuant to Sec. 14-8-3 of the Detroit City Code, it is hereby requested by the Finance Department that Detroit City Council approve the transfer of jurisdiction of the Property to P&DD. Additionally, pursuant to Sec. Sec. 14-8-4 of the Detroit City Code, it is hereby requested by P&DD that the Property be deemed surplus and available for sale.

Respectfully Submitted,

OFFICE OF THE CHIEF FINANCIAL OFFICER

  
\_\_\_\_\_  
John Naglick  
Chief Deputy CFO / Finance Director

PLANNING & DEVELOPMENT  
DEPARTMENT

  
\_\_\_\_\_  
Katharine G. Trudeau  
Deputy Director

KT/JN/ajm

cc: Stephanie Washington, Mayor's Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**WHEREAS**, the Detroit Parks and Recreation Department (“PRD”) has jurisdiction over certain City of Detroit real property located at 10644 Gratiot (the “Property”), as more particularly described in the attached Exhibit A; and

**WHEREAS**, PRD has requested that the Finance Department transfer jurisdiction of the Property to the Planning and Development Department for management and disposition, and in accordance with Chapter 14, Article 8 of the Detroit City Code, the Finance Director has designated P&DD responsible for its management; and

**WHEREAS**, the Property is to be included as one of the property sales/land exchanges in support of FCA US LLC (“FCA”) and FCA’s Mack 1, Mack 2 and Jefferson North Assembly Plant Projects (the “Projects”). On May 21, 2019, in support of the Projects, City Council approved the sale of 10600 Gratiot and what is now 10644 Gratiot to Lynch Road Land LLC, for a purchase price to be calculated as \$60,000 per acre of the final as-surveyed City Parcels, estimated to be Six Hundred Forty Two Thousand and 00/100 Dollars (\$642,000.00);

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with § 14-8-3 of the Detroit City Code, Detroit City Council hereby approves the transfer of jurisdiction of the Property from the Parks and Recreation Department to the Planning & Development Department; and be it further

**RESOLVED**, that in accordance with § 14-8-4 of the Detroit City Code, Detroit City Council hereby deems the Property surplus real property that may be offered for sale/lease by the Planning & Development Department.

**EXHIBIT A**

**Property situated in the City of Detroit, Wayne County Michigan, described as follows:**

**S GRATIOT AVE PT OF FRL SECS 23 T 1 S R 12 E & PCS 389 & 11 & 10 ALL DESC AS  
COMM AT INT OF S LN PC 389 AND W ROW LN CONNER AVE (VAR WIDTH) N 63D 54M  
40S E 395.62 FT TH N 44D 32M 13S W 164.34 FT TH S 45D 10M 54S W 136.85 FT TO POB  
TH S 43D 55M 31S E 574.87 FT TH S 22D 54M 45S E 200.99 FT TH S 79D 30M 30S W  
71.82 FT TH N 80D 43M 30S W 240.28 FT TH N 67D 18M 30S W 132.68 FT TH N 45D 23M  
43S W 227.43 FT TH N 46D 03M 06S E 243.44 TH N 44D 46M 38S W 179.85 FT TH N 45D  
10M 54S E 93.68 TO POB 19/----3.797 AC**

**a/k/a 10644 Gratiot  
Ward 19 Item 001582.005**



10644 Gratiot

19001582.005

Chelsea

Longview

Elmdale

Conner

Corbett

Maiden

9700 Conner

19001582.004

Wade

Devine

Camden

Hall

Evanston

Anstett

Venice

Alhens





31

October 28, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Transfer of Jurisdiction / Surplus of Real Property  
Former Joe Louis Arena and Joe Louis Arena Garage**

Honorable City Council:

The Municipal Parking Department has indicated to the Planning and Development Department ("P&DD") that the above captioned property, the Joe Louis Arena Garage is no longer appropriate to their needs. Municipal Parking has requested that the Finance Department transfer jurisdictional control over the Property to P&DD to administer as surplus real property. Additionally, it is also being requested that jurisdictional control over the Joe Louis Arena be designated to P&DD.

The Planning and Development Department is in receipt of an offer from First & Congress Management LLC ("FCM"), a Michigan Limited Liability Company, to purchase the former site of the Joe Louis Arena and the Joe Louis Arena Garage (the Properties) for the amount of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00).

Rights to develop these properties are currently held by Motown Gotham Recovery LLC, as assignee of the Financial Guaranty Insurance Company ("FGIC"), as part of a bankruptcy related development agreement with the City dated December 10, 2014. If the City approves a sale to FCM, FGIC has agreed to assign its rights in the Arena and Garage to FCM and the FGIC development agreement will be terminated. It is anticipated that this would save the City (1) approximately \$3M from obligated repairs to the Garage and (2) approximately \$4M from environmental remediation of the Arena site.

The site is currently zoned PCA (Public Center Adjacent District). A request to change the zoning designation is expected. In the event, FCM's use of the site shall be consistent with the allowable uses for which the site is zoned.

CITY CLERK 2019 OCT 29 PM 12:11

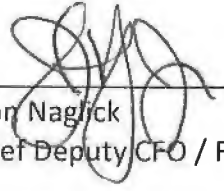


Honorable City Council  
October 28, 2019  
Page 2

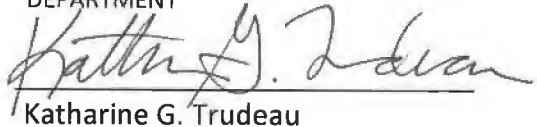
Therefore, pursuant to Sec. 2-7-3 of the 2019 Detroit City Code, it is hereby requested by the Chief Financial Officer that Detroit City Council approve the designation of jurisdictional control of the Joe Louis Arena to P&DD and the transfer of jurisdiction of the Joe Louis Arena Garage from Municipal Parking to P&DD. Additionally, pursuant to Sec. Sec. 2-4-7 of the 2019 Detroit City Code, it is hereby requested by P&DD that these properties be deemed surplus and available for sale.

Respectfully Submitted,

OFFICE OF THE CHIEF FINANCIAL OFFICER

  
\_\_\_\_\_  
John Naglick  
Chief Deputy CFO / Finance Director

PLANNING & DEVELOPMENT  
DEPARTMENT

  
\_\_\_\_\_  
Katharine G. Trudeau  
Deputy Director

KT/JN/ajm

cc: Stephanie Washington, Mayor's Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**WHEREAS**, the Municipal Parking Department has jurisdiction over certain City of Detroit real property, the Joe Louis Arena Garage, as more particularly described in the attached Exhibit A; and

**WHEREAS**, the Municipal Parking Department has requested that the Chief Financial Officer transfer jurisdiction of the Joe Louis Arena Garage to the Planning and Development Department ("P&DD") for management and disposition, and in accordance with Article 7, Chapter 2 of the Detroit City Code, the Chief Financial Officer has designated P&DD responsible for its management; and

**WHEREAS**, it is also being requested that the Chief Financial Officer designate jurisdictional control over the Joe Louis Arena, as more particularly described in the attached Exhibit A, to P&DD for management and disposition; and

**WHEREAS**, The Planning and Development Department is in receipt of an offer from First & Congress Management LLC ("FCM"), a Michigan Limited Liability Company, to purchase the former site of the Joe Louis Arena and the Joe Louis Arena Garage ("the Properties") for the amount of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00); and

**WHEREAS**, Rights to these properties are currently held by Motown Gotham Recovery LLC, as assignee of the Financial Guaranty Insurance Company ("FGIC"), as part of a bankruptcy related development agreement with the City dated December 10, 2014. If the City approves a sale to FCM, FGIC has agreed to assign its rights in the Arena and Garage to FCM and the FGIC development agreement will be terminated. It is anticipated that this would save the City (1) approximately \$3M from obligated repairs to the Garage and (2) approximately \$4M from environmental remediation of the Arena site; and

**WHEREAS**, FCM proposes to design and construct a high density mixed use development on this site. The site is currently zoned PCA (Public Center Adjacent District) and FCM's use of the site shall be consistent with the allowable uses for which the site is zoned.

**NOW, THEREFORE, BE IT RESOLVED**, that in accordance with Sec 2-7-3 of the 2019 Detroit City Code, Detroit City Council hereby approves the transfer of jurisdiction of the Joe Louis Arena Garage from the Municipal Parking Department to the Planning & Development Department; and be it further

**RESOLVED**, that in accordance with Sec 2-7- 3 of the 2019 Detroit City Code, Detroit City Council hereby approves the designation of jurisdictional control over the former Joe Louis Arena to P&DD; and be it

**RESOLVED**, that in accordance with Sec 2-7-4 of the Detroit City Code, Detroit City Council hereby designates the former Joe Louis Arena and Joe Louis Garage as surplus real property that may be offered for sale/lease by the Planning & Development Department.



JOE LOUIS ARENA LEGAL DESCRIPTION:

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 12 THROUGH 20 BOTH INCLUSIVE AND PART OF LOTS 10, 11, AND 21 OF BLOCK D; ALSO ALL OF LOTS 1 THROUGH 30, BOTH INCLUSIVE OF BLOCK E; ALSO PART OF LOTS 3 AND 4 OF BLOCK C; ALSO PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE OF BLOCK F; ALSO PART OF LOTS 22 THROUGH 30, BOTH INCLUSIVE, OF BLOCK G AND ALL OF THE MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS, ACCORDING TO THE PLAN THEREOF AS RECORDED ON NOVEMBER 10, 1836, IN LIBER 9 OF CITY RECORDS, PAGE 409, INCLUDING ALL OF THE VACATED STREETS AND ALLEYS ADJACENT TO THE ABOVE DESCRIBED LOTS WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL COMMENCING AT HARBOR REFERENCE MONUMENT NO. 39, SAID MONUMENT BEING 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET (60' WIDE) EXTENDED, THENCE NORTH 22 DEGREES 55 MINUTES 55 SECONDS WEST, 185.52 FEET ALONG A LINE PARALLEL TO AND 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET TO A POINT ON THE NORTH LINE OF STEVE YZERMAN DRIVE (DEDICATED AS CIVIC CENTER DRIVE) EXTENDED; THENCE SOUTH 84 DEGREES 13 MINUTES 14 SECONDS EAST, 36.70 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THIRD STREET AND THE NORTH LINE OF STEVE YZERMAN DRIVE; THENCE NORTH 22 DEGREES 55 MINUTES 55 SECONDS WEST, 334.28 FEET ALONG SAID EAST LINE OF THIRD STREET TO A POINT ON THE SOUTH LINE OF RELOCATED JEFFERSON AVENUE (VARIABLE WIDTH); THENCE THE FOLLOWING 3 CURVES ALONG THE SOUTH LINE OF JEFFERSON AVENUE AND JOHN C. LODGE FREEWAY: 1) ALONG A NON-TANGENT CURVE TO THE RIGHT 329.17 FEET, SAID CURVE HAVING A RADIUS OF 758.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 36 MINUTES 20 SECONDS, AND LONG CHORD BEARING NORTH 88 DEGREES 15 MINUTES 59 SECONDS EAST, 326.58 FEET, AND 2) NORTH 75 DEGREES 01 MINUTES 43 SECONDS EAST, 40.30 FEET, AND 3) NORTH 81 DEGREES 08 MINUTES 07 SECONDS EAST, 99.72 FEET; THENCE SOUTH 31 DEGREES 08 MINUTES 22 SECONDS EAST, 338.27 FEET; THENCE SOUTH 83 DEGREES 43 MINUTES 17 SECONDS WEST, 18.10 FEET; THENCE SOUTH 30 DEGREES 25 MINUTES 42 SECONDS EAST, 153.04 FEET TO A POINT ON THE NORTH LINE OF STEVE YZERMAN DRIVE, THENCE THE FOLLOWING 3 CURVES ALONG SAID NORTH LINE: 1) SOUTH 87 DEGREES 44 MINUTES 55 SECONDS WEST, 152.14 FEET, AND 2) ALONG A TANGENT CURVE TO THE RIGHT 69.58 FEET, SAID CURVE HAVING A RADIUS OF 142.40 FEET, A CENTRAL ANGLE OF 27 DEGREES 59 MINUTES 48 SECONDS, AND A LONG CHORD BEARING SOUTH 81 DEGREES 44 MINUTES 53 SECONDS WEST, 68.80 FEET AND 3) NORTH 84 DEGREES 15 MINUTES 14 SECONDS WEST, 336.12 FEET TO THE POINT OF BEGINNING.

PART OF TAX ITEM NOS. 000007-9/WARD 06 & 000004-3/WARD 04

1504 DECEMBER

Date \_\_\_\_\_  
 Time \_\_\_\_\_  
 Page \_\_\_\_\_  
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